

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: August 18, 2010 Time: 4:00 p.m.

MEMBERS PRESENT

Beth Coons, Vice-Chair
Chell Roberts
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Randy Carter (excused)
Vince DiBella (excused)

OTHERS PRESENT

John Wesley
Tom Ellsworth
Lesley Davis
Angelica Guevara
Gordon Sheffield
Debbie Archuleta
Margaret Robertson

Bridget Jones
Greg Davis
Julie Brady

Vice Chair Coons declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated August 18, 2010. Before adjournment at 4:20 p.m., action was taken on the following:

It was moved by Boardmember Chell Roberts, seconded by Boardmember Brad Arnett that the minutes of the July 20, 2010, and July 21, 2010 study sessions and regular meeting be approved as submitted. Vote: 5 – 0.

Zoning Cases: Z10-20; Z10-21; Z10-22

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Item: **Z10- 21 (District 6)** 4420 East Baseline Road. Located east of Greenfield Road on the north side of Baseline Road (1.37± acres). District 6. Site Plan Modification. This request will allow the development of a car wash. (PLN2010-00137) Reza Amirrezvani, owner; John Reddell, applicant.

Comments: This case was withdrawn by the applicant.

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*

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Item: **Z10-20 (District 5)** 3009 East Lehi Road. Located north of McDowell Road and east of Gilbert Road (283± acres). Modification of the existing PAD Overlay and Site Plan Review. This request will facilitate the development of a residential master planned community. W. Thomas Hickcox, owner; Greg Davis, applicant. (PLN2010-00168)

Comments: This case was removed from the consent agenda by a citizen.

Julie Brady, 3044 North 38 Circle spoke in opposition to the case. Mrs. Brady stated that in 1989 Mayor Rubach promised that northeast Mesa would be protected and preserved. Mrs. Brady wanted this area to be open space with equestrian areas. She did not want a high density project that would deteriorate in 15 years. She thought the citrus should be a park. She stated this project would remove all of the citrus. She wanted developers to plant large trees, not 15 gallon. She asked that the Board retain citrus in the future.

Boardmember Chell Roberts understood why Mrs. Brady is sad to see the loss of citrus in the City. He asked if she was objecting to this actual case or to the original case. He asked if she understood this case would mean less density. Mrs. Brady stated she wanted horse property. She stated she had not had a chance to speak in the past.

Staffmember Lesley Davis explained this request was to modify the Lehi Crossing project which was approved in 2006. The proposed changes would amend the side yard setback from 5' on one side and 10' on the other side, to a minimum requirement of 15' total with the 5' minimum, but no 10' minimum, which would allow more flexibility. They would be adding more phases to the project. The church site was no longer proposed. The applicant was also proposing to increase some of the lot widths in phases 4 and 6C from 50' to 55' which result in a reduced number of lots. She stated they had completed a citizen participation plan and had a meeting on neighborhood meeting August 5th, but they were proposing to have an additional meeting, prior to the City Council meeting, to give everyone a chance to voice their concerns.

Acting Chair Beth Coons confirmed the legal notification requirements had been met.

It was moved by Boardmember Suzanne Johnson seconded by Boardmember Brad Arnett

That: The Board recommend to the City Council approval of zoning case Z10-20 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, (without guarantee of lot yield, building count, lot coverage).
2. Future Site Plan Review for the area designated as Parcel E on the Site Plan.
3. Compliance with the Residential Development Guidelines.
4. Compliance with all City development codes and regulations.
5. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Written notice to be given to future residents that this subdivision is within two (2) miles of Falcon Field Airport.
8. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
9. Written notice to be given to future residents that this subdivision is within one (1) mile of

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- sand and gravel operations.
10. Applicant shall improve the 150' buffer separating the Lehi Crossing project from the Vulcan sand and gravel operations. The improvements shall include landscaping, sound wall and a trail system complimentary to the landscaping being proposed within the Lehi Crossing project, and shall be completed prior to the city issuing a certificate of occupancy within the parcels project adjacent to the buffer.
 11. Applicant shall include the 150' buffer within the property governed by the Lehi Crossing covenants, conditions and restrictions, and the applicant or the Lehi Crossing homeowners association shall be responsible for maintaining the buffer in perpetuity.
 12. Applicant shall include the 150' buffer in the preliminary plat and final plat (or plats) of the Lehi Crossing project.
 13. Applicant shall provide the following language on each final plat within the Lehi Crossing project: "The maintenance of the landscaping within the open spaces, landscaped tracts, retention basins, parks right-of-ways and the 150' buffer separating the project from the sand and gravel operation shall be the responsibility of the owner or the homeowners association formed by the owner as more fully set forth in the declaration of covenants, conditions, and restrictions."

Vote: Passed 5 – 0 Boardmembers Carter and DiBella absent

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Item: **Z10-22 (District 4)** 560 South Country Club Drive. Located south of Broadway Road on the west side to Country Club Drive (3.26± acres). District 4. Rezone from R-3 to C-2 and Site Plan Review. This request will facilitate the redevelopment of an existing motel. (PLN2010-00175) Country Club Hotel LLC, owner; Roger Beecroft, applicant.

Comments: This case was removed from the consent agenda by the Planning Director, John Wesley. Mr. Wesley stated that the applicant had received a number of letters of notification that had been returned by the Post Office. Mr. Wesley stated that staff had compared the addresses on the returned mail and found they had been mailed correctly. Staff felt that due to the number of letters mailed the percentage of letters returned was not excessive.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z10-22 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan (without guarantee of building count and square footage).
2. Site Plan Review through the public hearing process of future development plans for the vacant parcels.
3. Compliance with all City development codes and regulations.
4. Full compliance with all current Code requirements, unless modified through a Substantial Conformance Improvement Permit for the modifications outlined in the staff report.
5. The non-conforming and/or prohibited sign shall be brought into conformance prior to the issuance of a building permit for the exterior improvements.
6. Compliance with all requirements of the administrative design review request.
7. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.

Vote: Passed 5 – 0 Boardmembers Carter and DiBella absent

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E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Public input regarding the Revised Zoning Code

Gordon Sheffield stated he had spoken with the Home Builders Association regarding the five issues they have with the proposed Ordinance. He felt they were reaching agreement on what works and what doesn't work. He stated staff would continue to work with them to ensure the Ordinance was practice. He hoped to present the first draft of the transition schedule at the September meeting. He stated that staff would also present any of the five issues from the Home Builders Association that staff and the association are not able to agree on, in order to get direction from the Board.

Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
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